

February 27, 2014

NOTICE OF FINAL DECISION

NOTICE IS HEREBY GIVEN THAT on February 11, 2014, the City of Rancho Palos Verdes approved a Coastal Permit (Planning Case No. ZON2014-00037). The City's 15-day appeal period expired on February 26, 2014. No timely appeal was filed, and the City's decision is now final.


Project: Abalone Cove Shoreline Park Improvement Project
Landowner: City of Rancho Palos Verdes
Location: 5970 Palos Verdes Drive South (Thomas Guide 823-A5)

Said decision allows the improvement of approximately 1 acre of the existing park grounds with "passive use" improvements which include but are not limited to enhancing trailheads and trails (including constructing ADA-compliant trails), constructing an exploration play area, replacing picnic tables and benches, improving picnic areas, installing park benches, installing new native plants and irrigation lines, constructing an outdoor classroom with shade structure, replacing trash receptacles, installing mutt mitt dispensers, installing ADA-compliant binoculars along the bluff top trail, and installing interpretive signs.

In granting this Coastal Permit, the following findings were made:

1. That the proposed development is in conformance with the Coastal Specific Plan; and,
2. That the proposed development, when located between the sea and the first public road, is in conformance with applicable public access and recreation policies of the Coastal Act.

Since the project is located in an **Appealable Area** of the City's Coastal Specific Plan district, this decision may be appealed to the California Coastal Commission. Information regarding how to file an appeal with the Coastal Commission may be obtained at the South Coast District office of the California Coastal Commission in Long Beach, California, at (562) 590-5071.



Joel Rojas, AICP
Community Development Director

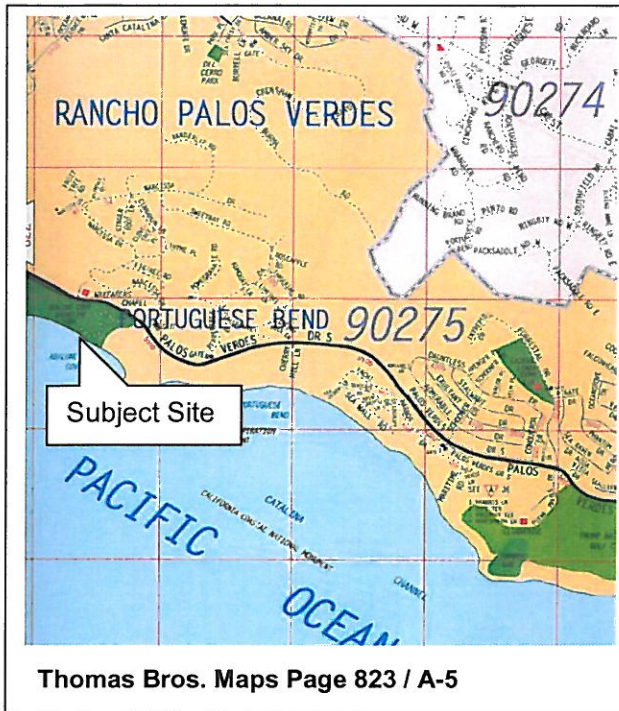
Enclosures: Agenda, Staff Report and Minutes for Hearings Officer meeting (February 11, 2014)

c: Interested Parties List (self-addressed/stamped envelopes)
Coastal Commission (via Certified Mail 7004 2510 0007 4502 5925)

STAFF REPORT



RANCHO PALOS VERDES
COMMUNITY DEVELOPMENT DEPARTMENT



TO: RANCHO PALOS VERDES
HEARINGS OFFICER

FROM: ARA MIHRANIAN,
DEPUTY COMMUNITY
DEVELOPMENT DIRECTOR

DATE: FEBRUARY 11, 2013

SUBJECT: CASE NO. ZON2014-00037
(COASTAL PERMIT)

**PROJECT
ADDRESS:** ABALONE COVE SHORELINE
PARK
5970 PALOS VERDES DRIVE
SOUTH

APPLICANT: CITY OF RANCHO PALOS
VERDES

LANDOWNER: RANCHO PALOS VERDES
SUCCESSOR AGENCY

REQUESTED ACTION: TO IMPROVE APPROXIMATELY 1 ACRE OF THE EXISTING PARK GROUNDS WITH "PASSIVE USE" IMPROVEMENTS WHICH INCLUDE BUT ARE NOT LIMITED TO ENHANCING TRAILHEADS AND TRAILS (INCLUDING CONSTRUCTING ADA-COMPLIANT TRAILS), CONSTRUCTING AN EXPLORATION PLAY AREA, REPLACING PICNIC TABLES AND BENCHES, IMPROVING PICNIC AREAS, INSTALLING PARK BENCHES, INSTALLING NEW NATIVE PLANTS AND IRRIGATION LINES, CONSTRUCTING AN OUTDOOR CLASSROOM WITH SHADE STRUCTURE, REPLACING TRASH RECEPTACLES, INSTALLING MUTT MITT DISPENSERS, INSTALLING ADA-COMPLIANT BINOCULARS ALONG THE BLUFF TOP TRAIL, AND INSTALLING INTERPRETIVE SIGNS.

RECOMMENDATION: CONDITIONALLY APPROVE THE REQUESTED COASTAL PERMIT (CASE NO. ZON2014-00037), VIA MINUTE ORDER.

REFERENCES:

ZONING: OPEN SPACE RECREATIONAL (OR) AND OPEN SPACE HAZARD (OH)

LAND USE: RECREATIONAL – OPEN SPACE PASSIVE

CODE SECTIONS: 17.72

**HEARINGS OFFICER STAFF REPORT - PLANNING CASE NO. ZON2014-00037
ABALONE COVE SHORELINE PARK IMPROVEMENT PROJECT
FEBRUARY 11, 2014**

GENERAL PLAN: N/A

TRAILS PLAN: CTP SECTION 3; CALIFORNIA COASTAL TRAIL; AND VISION PLAN

SPECIFIC PLAN: COASTAL, SUBREGION 5 (APPEALABLE AREA)

CEQA STATUS: CATEGORICALLY EXEMPT CLASS 1 (SECTION 15301); CLASS 3 (SECTION 15303); AND CLASS 4 (SECTION 15304)

ACTION DEADLINE: NONE

BACKGROUND

On November 1, 2010, pursuant to Council authorization, the City filed a Land and Water Conservation Fund (LWCF) grant application with the California State Parks and Recreation Department for improvements at Abalone Cove Shoreline Park. On December 7, 2011, State Parks notified the City that it is the recipient of the LWCF grant (50% reimbursement grant), in the amount of \$332,588, for the Abalone Cove Park Improvement Project (the total cost for the Project is estimated at \$665,176).

The conceptual project plan for which the grant was awarded to the City was developed using a Focus Group made up of representatives of the following community stakeholders: neighbors of Abalone Cove; representatives of the former PUMP Committee; City Council; Los Serenos de Point Vicente; PVPLC; Library District; School District; Terranea; Park Rangers; and staff from the Community Development and Recreation & Parks Departments. Once the grant was awarded, the same Focus Group was engaged to assist the City and Melendrez (the project's landscape architect) in finalizing the project plan. Between February and August 2013, the Focus Group met on several occasions to provide input on various design aspects of the project, such as trail routes, park furnishings (benches and picnic tables), trash bins, shade structures, trailhead features, outdoor classroom, exploration play area, etc. Subsequently, the Focus Group reviewed and accepted the construction plan at its August 12, 2013 meeting, which was also reviewed by the City Council at its September 3, 2013 meeting. Soon thereafter the construction bid process was initiated. During this period, City Staff consulted with Coastal Commission Staff who determined that a Coastal Permit would be required for this project.

SITE AND PROJECT DESCRIPTION

Abalone Cove Shoreline Park is approximately 79.16 acres comprised of four parcels that were transferred to the City's Redevelopment Agency by a quitclaim deed signed on November 10, 1987. The property is now owned by the City's Successor Agency. A portion of the property is partly within the City's Palos Verdes Nature Preserve (Abalone Cove Reserve). Further, the shoreline portion of the property extending into the ocean is designated by the State as the Abalone Cove Ecological Reserve.

The proposed project encompasses approximately 1 acre of the existing park site adjacent to the existing parking lot as depicted in the attached project plan (see attachment). The

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Project Plan proposes to:

- Improve trailheads and trails (including ADA-compliant trails);
- Construct an exploration play area;
- Replace picnic tables and benches;
- Improve picnic areas;
- Install park benches;
- Install new native plants and irrigation lines;
- Construct an outdoor classroom with shade structure;
- Replace trash receptacles;
- Install mutt mitt dispensers;
- Install ADA-compliant binoculars along the bluff top trail;
- Install interpretive signs; and,
- Improve viewing areas.

Construction is anticipated to take approximately two months, at which time a portion of the park grounds will be temporarily closed for public safety reasons. Additionally, the western portion of the gravel parking lot will be used as the construction staging area and will be temporarily closed off.

CODE CONSIDERATIONS AND ANALYSIS

The Coastal Permit requires the Hearings Officer to make unique findings as discussed below.

Coastal Permit

The proposed park improvement on a property located within the Coastal Zone requires the approval and issuance of a Coastal Permit. In considering an application for a Coastal Permit for appealable development, Section 17.72.090 of the Rancho Palos Verdes Municipal Code (RPVMC) requires the Hearings Officer to make two (2) findings regarding the project under consideration (RPVDC language is **boldface**, followed by Staff's analysis in normal type):

1. The proposed development is consistent with the Coastal Specific Plan.

The project site lies within an appealable portion of Subregion 5 of the City's Coastal Specific Plan and the project site is designated as Recreation - Parkland. According to the Coastal Specific Plan, the property is identified as providing recreational opportunities revolving around the terrestrial and marine environment. The proposed park plan proposes to improve the recreational opportunities in a sensitive and light touch approach in order to preserve the environmental integrity of the site. This is accomplished by designing the public trails and viewing areas around swathes of land that can be replanted with native plants. Moreover, the exploration trail will provide the public with an educational opportunity to learn about the property's unique terrestrial and marine ecology. Further,

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drainage improvements will minimize sheet flow from draining over the bluff edge by collecting and diverting water run-off to the existing on-site storm drain facilities. As such, the proposed park plan will enhance the recreational opportunities and preserve the environmental integrity called for in the Coastal Specific Plan. Therefore, Staff believes that the proposed project is consistent with the City's Coastal Specific Plan.

2. The proposed development, when located between the sea and the first public road, is consistent with applicable public access and recreation policies of the Coastal Act.

The proposed project will have no adverse impact upon existing private and public recreational facilities, but rather will enhance public access and recreational opportunities. The proposed park improvement plan will replace existing foot paths with decomposed granite trails, generally designed to accommodate persons with disabilities, by providing a comfortable path of travel between the parking lot and the bluff top. Further, a portion of the existing trail system, referred to as the "spine," will be improved as an exploration trail with a manufactured fossil dig accompanied by interpretive signs and native vegetation. The bluff top trail will overlap the City's segment of the California Coastal Trail that connects the western and eastern portion of the City. Lastly, the existing park furniture will be replaced with updated benches, picnic tables, and trash receptacles, while the bluff top overlooks will be improved with binoculars. As such, Staff believes that the proposed project is consistent with the applicable public access and recreation policies of the Coastal Act.

For all of the above-mentioned reasons, Staff believes that granting the requested coastal permit is warranted.

ADDITIONAL INFORMATION

Landslide Moratorium Ordinance

A portion of the project site falls within the City's Landslide Moratorium Area. According to Section 15.20.040 of the RPVMC, Staff has determined that the proposed improvements are exempt from the moratorium restrictions based on the combined Sections A and E.

Ecological Reserve

A portion of the project area falls within the State Designated Ecological Reserve for Abalone Cove (see attached map). However, the improvements are located in an area of the park that is currently improved and the project is intended to upgrade and enhance the existing improvements but will not intensify the condition of the park improvements.

Construction Budget

As previously reported, based on the LWCF grant (50% reimbursement grant) awarded to the City combined with the City's matching portion (\$332,588), the total project cost is

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budgeted at \$665,176. At the September 3, 2013 City Council meeting, the Council was informed that throughout the design process, costs associated with the proposed improvements were considered as various improvements were selected. With the design finalized, in order to foresee the probable construction cost of the project prior to going to bid, the City requested that Melendrez provide an estimated construction cost based on industry standards, which at the September 3rd meeting exceeded the budget by approximately \$200,000 (including \$56,530 for designer fees and \$3,125 for surveying consultant fees not listed in the attached table). Although the budget shortfall is based on projected costs estimated by Melendrez, the City Council directed Staff to make sure construction costs do not exceed the budget. As such, if the construction bids result in a budget shortfall, certain project features may be redesigned, modified or eliminated.

Public Comments

At this time, the City received two public comment letters from local residents (see attachment). The first letter is from Mr. Yerelian who requests the project include some trees for shade purposes. The City's budget is limited to certain improvements described in the grant application that was awarded to the City. Nonetheless, a condition has been added to the Coastal Permit for the planting of three trees if the project budget allows for it. The second comment is from Mr. Jensen who visits the park frequently and expressed a concern with the current operation and of the park specifically related to vandalism and trash. Mr. Jensen is concerned that the proposed improvements will be vandalized soon after construction and would like to see increased enforcement in the area. Since Mr. Jensen's comments are more pertinent to the operation of the park rather than the proposed improvements as it relates to public access, his comment letter has been forwarded to the City's Recreation and Parks Department for further review.

Coastal Commission Appeal Jurisdiction

As mentioned above, the subject property is located within the appealable portion of the City's coastal zone. As such, the Coastal Commission retains the authority to consider any appeal of a coastal permit approved for this site by the City, provided that all appeals of the decision of the Hearings Officer to the Planning Commission and City Council have been exhausted. In addition, the fee for any such appeal(s) shall be waived pursuant to RPVDC Section 17.72.100(E).

Overlay Control District Consistency

The entirety of the City's coastal zone is subject to the Socio-Cultural (OC-2) and Urban Appearance (OC-3) Overlay Control Districts, as established pursuant to Sections 17.40.050 and 17.40.060, respectively, of the City's Development Code. Additionally, according to the Coastal Specific Plan, the project site is located in the Natural Overlay (OC-1) Control District.

As described above, the proposed project enhances the existing park trails and furniture. The construction plan utilizes measures that will minimize disturbances to the surrounding

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environment, such as diverting drainage run-off to the existing storm drain facilities. Further, pursuant to an Archaeological Phase 1 Survey Assessment, the City is required to monitor earth disturbances resulting from project construction. The project will not result in adverse impacts upon public or private views, nor will it result in alteration of a significant topographic or visual features. As such, Staff believes that the proposed project is consistent with the performance criteria of the OC-1, OC-2 and OC-3 districts.

CEQA Compliance

Prior to the City's filing of the LWCF grant application, the City prepared a Notice of Exemption that was filed and posted with the Los Angeles County Clerk on December 2, 2010 through January 4, 2011. Staff determined that this project is categorically exempt under the following sections: Class 1 – Existing Facilities; Class 3 – New Construction or Conversion of Small Structures; and Class 4 – Minor Alterations to Land from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301, 15303 and 15304 of the CEQA Guidelines.

CONCLUSION

Based on the above discussion, Staff concludes that the Coastal Permit can be approved for the proposed improvements described herein to a one acre portion of the existing Abalone Cove Shoreline Park. Therefore, Staff recommends that the Hearings Officer approve the Coastal Permit (Case No. ZON2014-00037), subject to the recommended Conditions of Approval (Exhibit 'A').

ALTERNATIVES

In addition to the Staff recommendation, the following alternatives are available for the Hearing Officer's consideration:

1. Approve the Coastal Permit with modifications; or,
2. Deny the Coastal Permit without prejudice; or,
3. Identify any issues of concern with the proposed project, provide Staff and/or the applicant with direction in modifying the project, and continue the public hearing to a date certain.

Attachments:

- Conditions of Approval (Exhibit 'A')
- Project Plans
- Site Plan
- Public Comment Letter

EXHIBIT 'A'
CONDITIONS OF APPROVAL
PLANNING CASE NO. ZON2014-00037
ABALONE COVE SHORELINE PARK IMPROVEMENT PROJECT
5970 PALOS VERDES DRIVE SOUTH

1. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.
2. Earth movement related to site preparation for the approved improvements shall occur consistent with the plans dated October 11, 2013. Additional grading not shown on the project plans will require a grading permit approval by Planning and Building and Safety Divisions.
3. Construction staging for employee vehicles, mechanical equipment, supplies, etc. shall be limited to the western portion of the existing gravel parking lot. The staffing area shall be secured and contained.
4. The contractors shall install a construction fence securing the project site.
5. Erosion control measures, including the use of sand bags, shall be installed per the project bid plans prior to commencing construction.
6. Traffic control measures, as described in the construction bid plans, shall be in place during all construction activities.
7. A building permit shall be obtained for the shade structure.
8. The project shall include the planting of three trees at the west end of the project site if funding exists with the current project budget as determined by the project manager.
9. Construction activities shall be monitored for archaeological resources pursuant to the recommendations stated in the Phase I Cultural Study prepared for this project by Carol R. Demcak, PRA.
10. Seven days prior to commencing construction, public notification shall be given in the form of a posted sign (located adjacent to the gravel parking lot) and a list-serve message to the Abalone Cove Shoreline Park subscribers noting the temporary partial closure of the park grounds to accommodate the construction activities.

11. The Community Development Director or the Public Works Director are authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Otherwise, any substantive change to the project shall require approval of a revision to the Coastal Permit by the Hearing Officer and shall require new and separate environmental review.
12. If the project has not been established (i.e., building permits obtained) within one hundred eighty (180) days of the final effective date of the Hearing Officer's decision, or if construction has not commenced within one hundred eighty (180) days of the issuance of building permits, approval of the project shall expire and be of no further effect unless, prior to expiration, a written request for extension is filed with the Community Development Department and approved by the Director. Otherwise, a Coastal Permit revision must be approved prior to further development.
13. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.
14. Unless otherwise designated in these conditions, all construction shall be completed in substantial conformance with the plans dated October 11, 2013.
15. The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
16. Permitted hours and days for construction activity are 7:00 AM to 7:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.



ABALONE COVE SHORELINE PARK IMPROVEMENTS
85% COMPLETE
MELENDEZ

Ara Mihranian

From: John R. Jensen <jrodjensen@cox.net>
Sent: Friday, January 31, 2014 10:32 AM
To: Ara Mihranian
Subject: Improvements for Abalone Park

Ara,
Is this planned meeting the proper forum to ask questions regarding the proposed upgrade to the park?
I ask this in regards to the amount of vandalism and graffiti that is going on in the park today.
I am a local resident who visits the park almost every day and picks up trash, lots of trash. We have a negative element that parks illegally and visits the park and beach after hours to drink, do drugs and light fires. We even had vagrants living in the ravine adjacent to the park, the city finally removed some of the brush revealing open toilets and raw sewage on the ground. They haven broken into the lifeguard station and the school and either broken or torn down fences and some trail signs. The fishermen continually make new pathways to the beach causing erosion and more trash. Fishing is illegal, I call the ranger but don't know if they ever cite the people. I also have found evidence of spent fireworks and went to the local fire department and was told the if there isn't a fire call the police!
One important item are the proposed new little trash cans in your plans, do you really think that a big guy carrying three large empty pizza boxes and 24 empty beer cans is going to break down the boxes and place them in the delicate little trash cans you are proposing? Furthermore half the trash problem isn't humans it's 30 lb raccoons, they climb up and fall in the trash cans then push off the lid and the seabirds then spread paper trash all over the park. I pull the big blue cans away from the fence that the raccoons use to climb up on like a ladder to gain access to the cans but they are pushed back to the fence after they are dumped. I have informed city officials about this but it is not acted upon.

I fear the new development will be broken and graffitied as soon as you improve the park.

When I call the Sheriffs I get the story that if vandals aren't doing anything wrong right now they won't respond.

The parking limit is not enforced at the turnout just up from the park people will park for hours and hours even at night.

I have seen people place boards over the exit spikes into the parking lot to gain after hours access, the spikes need to be improved. I have called the police and been told that this is a low priority and it will take some time to respond.

I can go on and on!

Please distribute this message so we can discuss these points at the meeting.

What is the city's plan to curtail this activity?

Best Regards,

John R. (Rod) Jensen
21 Barkentine Rd. RPV
310 594-8323

Sent from my iPad

Ara Mihranian

From: Minas Yerelian <yerelian@gmail.com>
Sent: Saturday, February 08, 2014 9:16 AM
To: Ara Mihranian
Subject: Trees

Hi Ara

I will not be able to attend the meeting , but did you add in the event funding is available the trees will be planted?

thank you

M Yerelian

Ara Mihranian

From: York Office <yorklgpt@verizon.net>
Sent: Saturday, February 08, 2014 8:07 AM
To: Ara Mihranian
Subject: Abalone Cove Park Improvements

I am in favor of the improvements. The park is a great asset to the community and it will be much more attractive and useable

Jim York
6001 Palos Verdes Drive South
RPV

Sent from my iPad



AGENDA

**RANCHO PALOS VERDES HEARINGS OFFICER
TUESDAY, FEBRUARY 11, 2014
COMMUNITY DEVELOPMENT CONFERENCE ROOM
30940 HAWTHORNE BOULEVARD**

**MEETING
3:30 PM**

CALL TO ORDER:

PUBLIC HEARINGS:

1. COASTAL PERMIT (PLANNING CASE NO. ZON2014-00037): Abalone Cove Shoreline Park 5970 Palos Verdes Drive South; Landowner: City of Rancho Palos Verdes Successor Agency (AM)

Requested Action: To improve approximately 1 acre of the existing park grounds with "passive use" improvements which include but are not limited to enhancing trailheads and trails (including constructing ADA-compliant trails), constructing an exploration play area, replacing picnic tables and benches, improving picnic areas, installing park benches, installing new native plants and irrigation lines, constructing an outdoor classroom with shade structure, replacing trash receptacles, installing mutt mitt dispensers, installing ADA-compliant binoculars along the bluff top trail, and installing interpretive signs.

Decision Deadline: None

Recommendation: Conditionally approve the requested Coastal Permit (Planning Case No. ZON2014-00037), via Minute Order.

COMMENTS FROM AUDIENCE (regarding non-agenda items):

ADJOURNMENT:

**CITY OF RANCHO PALOS VERDES
HEARINGS OFFICER MEETING
FEBRUARY 11, 2014
MINUTES**

CALL TO ORDER

The meeting was called to order at 3:40 PM by Hearings Officer Rojas at the Community Development Department Conference Room, 30940 Hawthorne Boulevard, Rancho Palos Verdes. Present were Hearings Officer Joel Rojas, Deputy Community Development Director Ara Mihranian, Recreation and Parks Director Cory Linder and Senior Engineer Siamak Motahari. Members of the public in attendance included Eva Cicoria, Lynn Swank, Sylvia Richardson, John Jensen, and Robert Maxwell.

PUBLIC HEARINGS

1. **Coastal Permit (Planning Case No. ZON2014-00037)**: Abalone Cove Shoreline Park Improvement project 5970 Palos Verdes Drive South; Landowner: City of Rancho Palos Verdes (AM).

Hearings Officer Rojas asked for a brief Staff presentation of the project.

Deputy Director Mihranian, using a power point presentation, summarized the proposed project improvements and cited that the project is being funded by a matching grant awarded to the City from State Parks as part of the Land and Water Conservation Fund program. He noted that the Coastal Permit is a procedural matter required by Section 17.72 of the Rancho Palos Verdes Municipal Code (RPVMC). It was also noted that the grant is set to expire in June 2014, but the City has requested a time extension which is being processed by State Parks and the National Park Service.

Hearings Officer Rojas opened the public hearing and asked if members of the audience had any questions or comments.

Lynn Swank asked about the project budget per the Council's directive at its September 2, 2013 meeting.

Deputy Director Mihranian stated that the Council did not want Staff to go over budget and as a result, the construction plans that went out to bid identified certain improvements as additives, or optional tasks that could be added at a later time depending on construction costs. He added that the construction bids received were below the project budget.

John Jensen raised several concerns relating to the operation of the park with specific concerns focused on vandalism and the potential to adversely impact the proposed improvements. He discussed his observations when visiting the park, such as

excessive trash, graffiti, and vandalism. He requested better trash bins be used with wider openings and that the old benches be repurposed elsewhere, such as the beach below.

Deputy Director responded to Mr. Jensen's comments noting that the design of the trash bins provide an adequate opening that prevents wildlife from pulling debris out. He added that the existing park furniture will be repurposed.

Recreation and Parks Director Linder discussed the operational aspect of the park explaining the programming and staffing abilities. He noted that added security and sheriff presence is being considered and that having staff presence throughout the park will help address some of the safety concerns.

Ms. Circoria asked for clarification of the State designated Ecological Reserve, as it relates to the project boundary and the Palos Verdes Nature Preserve. She added that the existing blue trash bins are not the most attractive bins for the park grounds.

Mrs. Swank added that she was on the Focus Group that help design the improvements and they are intended to have a soft touch.

Mrs. Richardson commented that she too was on the Focus Group and commented on the design process.

Mr. Maxwell commented that he was attending to learn more about the project so he could report back to the Portuguese Bend Community Association.

Hearings Officer Rojas declared the public hearing closed and accepted Staff's recommendation to conditionally approve the requested Coastal Permit (Planning Case No. ZON2014-00037).

Hearings Officer Rojas noted the appeal period requirements and that a Notice of Decision will be sent to the Coastal Commission, interested parties, and list-serve subscribers.

ADJOURNMENT

Hearings Officer Rojas adjourned the meeting at 4:35 PM.